039.0	0002	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,200 /	634,200
					USE VALUE:	634,200 /	634,200
					ASSESSED:	634,200 /	634,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALMINUTO JOHN J
Owner 2:	VALMINUTO ELEANOR T
Owner 3:	
Street 1:	6 WHEATON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 2319 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	240,600		393,600	634,200
Total Card	0.149	240,600		393,600	634,200
Total Parcel	0.149	240,600		393,600	634,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.44 | /Parcel: 273.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25671
GIS Ref	
GIS Ref	
Insp Date	12/08/18

!3188!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,600	0	6,500.	393,600	634,200	634,200	Year End Roll	12/18/2019
2019	101	FV	200,700	0	6,500.	356,700	557,400	557,400	Year End Roll	1/3/2019
2018	101	FV	200,700	0	6,500.	338,300	539,000	539,000	Year End Roll	12/20/2017
2017	101	FV	200,700	0	6,500.	295,200	495,900	495,900	Year End Roll	1/3/2017
2016	101	FV	200,700	0	6,500.	252,200	452,900	452,900	Year End	1/4/2016
2015	101	FV	199,600	0	6,500.	233,700	433,300	433,300	Year End Roll	12/11/2014
2014	101	FV	199,600	0	6,500.	193,700	393,300	393,300	Year End Roll	12/16/2013
2013	101	FV	199,600	0	6,500.	184,500	384,100	384,100		12/13/2012

PRINT

Date	Time
12/10/20	18:29:58

LAST REV

Date	Time
05/14/19	14:34:09
apro	
3188	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11261-247		11/29/1966		21,000	No	No		N

USER DEFINED

Prior Id # 1:	25671
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/1994	183	Manual	2,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
1/13/2009	Meas/Inspect	345	PATRIOT
2/20/2000	Mailer Sent		
2/17/2000	Entry Denied	197	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	64.	0.95	3									393,598						393,600	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,598 | Spl Credit | Total: 393,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98696071
Adj $ / SQ:	126.578
Other Features:	72564
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326969
Depreciation:	86320
Depreciated Total:	240649

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

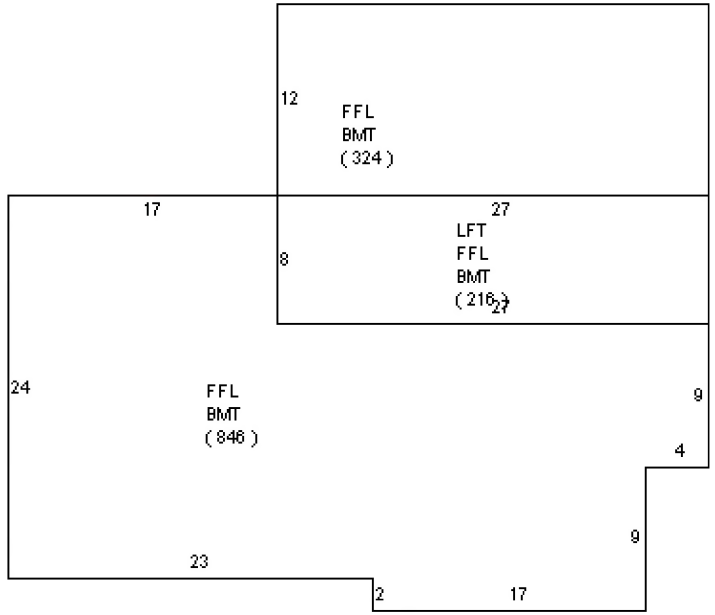
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.58
Special Features:	0	Val/Su Net:	85.81
Final Total:	240600	Val/Su SzAd	173.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,386	54.020	74,868
FFL	First Floor	1,386	126.580	175,437
LFT	Loft	32	126.580	4,101

Net Sketched Area:	2,804		Total:	254,406	
Size Ad	1386	Gross Are	2988	FinArea	2319

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	